

PB# 92-43

J&K Nugent

19-4-54 & 75

Approved 2/9/93

P.B. # 92-43

Nugent, J+K
Lot Line Chg. - Quassaick Ave. (tarolli)

Approved 2/9/93

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13033

Received of Pauline H. Townsend December 2, 1992 \$ 150.00

One Hundred Fifty and 00/100 DOLLARS
For James Nugent Planning Board Exam #92-43

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK# 2651</u>		<u>150.00</u>

By [Signature]

[Signature]

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13032

Received of James Nugent December 2, 1992 \$ 50.00

Fifty and 00/100 DOLLARS
For Planning Board application Fee #92-43

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK# 2601</u>		<u>\$50.00</u>

By Pauline H. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13134

Received of James E. and Kathleen Nugent February 5, 1993 \$ 100.00

One Hundred and 00/100 DOLLARS
For Planning Board Approval Fee #92-43

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK# 2787</u>		<u>\$100.00</u>

By Pauline H. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

FUND	CODE	AMOUNT
OK# 2651		150.00

By

[Signature]
[Signature]

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

13032

December 2 19 *92*

Received of

James Nugent\$ *50.00**Fifty and 00/100*

DOLLARS

For

Planning Board application Fee #92-43

DISTRIBUTION:

FUND	CODE	AMOUNT
OK# 2601		\$50.00

By

Pauline H. Townsend
[Signature]

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

13134

February 5 19 *93*

Received of

James E. and Kathleen Nugent\$ *100.00**One Hundred and 00/100*

DOLLARS

For

Planning Board Approval Fee #92-43

DISTRIBUTION:

FUND	CODE	AMOUNT
OK# 2787		\$100.00

By

Pauline H. Townsend
[Signature]

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Eng
77.50

92-43

Map Number 50-93

Section 19 Block 4 Lot 75

City ☐
Town ☒ N. Windsor
Village ☐

Title: Nugent, James E. Jr & Kathleen J.

Dated: 10/92 Filed: 4/8/93

Approved by Carmen R. Dubaldi Jr
on 2-9-93

Record Owner James E. Jr. & Kathleen J. Nugent

MARION S. MURPHY
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/26/93

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 92-43

NAME: NUGENT LOT LINE CHANGE

APPLICANT: NUGENT, JAMES JR. & KATHLEEN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/01/92	LOT LINE CHANGE MIN.	PAID		150.00	
12/09/92	P.B. ATTY FEE	CHG	35.00		
12/09/92	P.B. MINUTES	CHG	27.00		
01/25/93	P.B. ENGINEER	CHG	77.50		
03/26/93	TO RETURN TO APPLIC	CHG	10.50		
		TOTAL:	150.00	150.00	0.00

Please issue a check in
the amount of \$10.50 to:

James Nugent
198 Quassaick Ave.
New Windsor, N.Y. 12553

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/26/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 92-43

NAME: NUGENT LOT LINE CHANGE

APPLICANT: NUGENT, JAMES JR. & KATHLEEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/09/93	PLANS SIGNED	APPROVED
12/09/92	P.B. APPEARANCE	APPROVED
12/01/92	WORK SESSION APPEARANCE	SUBMIT

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$ 150.00 Pd

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00 Pd

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 77.50

PLANNING BOARD ATTORNEY FEES:\$ 35.00

MINUTES OF MEETINGS\$ 27.00

OTHER\$ -

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 139.50

Bal. To Return
\$ 5.50

RESULTS OF P.B. MEETING

DATE: December 9, 1992

PROJECT NAME: Dugent, James

PROJECT NUMBER 92-43

LEAD AGENCY: 12-9-92

NEGATIVE DEC: 12-9-92

PUBLIC HEARING: Waived 12-9-92

DISCUSSION:

No further subdivision of lots

SEND TO ORANGE CO. PLANNING: No

DISAPPROVED AND REFERRED TO Z.B.A.: YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVED ☒ APPROVED CONDITIONALLY _____

NEED NEW PLANS: YES _____ NO _____

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NUGENT LOT LINE CHANGE
PROJECT LOCATION: OFF NYS ROUTE 94
SECTION 19-BLOCK 4-LOTS 54 AND 75
PROJECT NUMBER: 92-43
DATE: 9 DECEMBER 1992
DESCRIPTION: THE APPLICATION INVOLVES A LOT LINE CHANGE
BETWEEN TWO (2) EXISTING SINGLE-FAMILY RESIDENTIAL
LOTS AT THE END OF A PRIVATE ROAD KNOWN AS KAYLEEN
LANE, OFF NYS ROUTE 94. THE APPLICATION WAS
REVIEWED ON A CONCEPT BASIS.

1. The properties are located within the R-4 Zone. The submittal plan indicates the availability of central sewer and water for each lot (Tax Lot 54 has existing connections).

The "required" values referenced in the bulk table appear correct for the zone and use. The "proposed" values should be revised as follows:

- a. "Net" areas should be provided for each lot, verifying conformance with the minimum requirement.
 - b. Street frontage along the existing private road right-of-way should be determined and indicated for each lot.
2. The Board should note that this application involves an existing private road which appears to already have the "use count" maximized. Inasmuch as this application does not create any new lots, but only realigns a lot line between two existing lots, it is my opinion that this application does not create a compliance problem, from a zoning standpoint. For the record, the Board may wish to advise the Applicant that there appears to be no ability for any further subdivision (i.e. any additional lots).

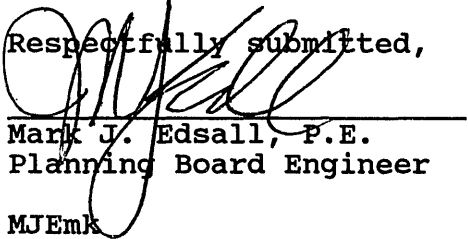
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: NUGENT LOT LINE CHANGE
PROJECT LOCATION: OFF NYS ROUTE 94
SECTION 19-BLOCK 4-LOTS 54 AND 75
PROJECT NUMBER: 92-43
DATE: 9 DECEMBER 1992

3. Also for the Board's reference and for the record, in connection with the Windsor Counseling Site Plan (lands of Belinsky), I have had the opportunity to review the condition of the private road. The condition of this road appears to be better than average for private roads, with the surface exceeding current minimum private road requirements.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. Submittal of this lot line application to the Orange County Planning Department is optional; the Board should make a determination if such a submittal will be required.
6. The Board should determine, for the record, if a Public Hearing is necessary for this application.
7. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:NUGENT.mk

NUGENT, JAMES LOT LINE CHANGE (92-43) QUASSAICK AVENUE

Mr. William Norton appeared before the board representing this proposal.

MR. NORTON: Basically, this is a lot line change you've seen the map previously although this is a newly revised map. All the revisions were minor in nature per the Planning Board, space to the right of the map right of the title we changed some of the bulk information on the zoning legend which includes minimum street frontage on all the lots as well as net square footage of the two lots.

MR. LANDER: This is off Route 94, this is the first time I seen this.

MR. PETRO: What the reason there was 5 foot or something wrong on the map? What was the reason for this originally the reason for this lot line change?

MR. NORTON: The lot line change is actually a major change originally when they laid out and split this lot in half, you'll notice there's a dashed line that goes down through the middle of the property, just west of the wood frame house so in effect it split the property in half with the intent that they were going to give that portion of land to a relative and they were going to build on that one half. Since then, if you have ever driven out there and know the property, it really looks odd that they would have separated that much of a beautiful yard that happens to be part of that home.

MR. LANDER: Where are we again? Where is this property located?

MR. EDSALL: Here's New Windsor Counseling.

MR. LANDER: That is what I wanted to know.

MR. PETRO: This plan is not the plan that is in your minutes, Mark?

MR. EDSALL: No, this evidently there were some very minor comments and they brought in a plan that

addresses those because my comments are based on the workshop.

MR. NORTON: I guess that is the plan.

MR. PETRO: You looked at the November 16 and then they had a plan which is this.

MRS. MASON: And these were submitted so these are--

MR. NORTON: We have addressed the comments from the work session and like I say, they are all minor in nature, road names and bulk requirements.

MR. LANDER: What you want to do is remove the property line here?

MR. NORTON: Removing this dashed line here and moving it down here so now we have a small lot here which one of the relatives is planning to build on.

MR. LANDER: Then right in front of that we have the plumbing.

MR. NORTON: Yes, that is the mechanical.

MR. PETRO: You're creating the lot directly behind the plumbing place?

MR. LANDER: 23,000 square feet?

MR. NORTON: That is correct.

MR. EDSALL: Actually it's the lot that exists now tax lot 75 still exists behind the plumbing business, they are effectively taking the major area of that lot and adding it to the house lot so that the vacant lot is smaller. There are no new lots being created, just making the vacant lot smaller.

MR. NORTON: That is correct.

MR. LANDER: So we're not making a substandard lot here?

MR. EDSALL: Correct.

MR. LANDER: Off a private road?

MR. EDSALL: Correct and there are no new lots being added to the private road.

MR. PETRO: But this will be R1 Zone.

MR. EDSALL: R4.

MR. PETRO: Single family?

MR. NORTON: Yes and there's central water and sewer that services the property.

MR. PETRO: Is there access off 94?

MR. LANDER: For those lots?

MR. NORTON: Just through the private right-of-ways.

MR. PETRO: We can do a few things here, lead agency.

MR. DUBALDI: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Nugent lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, explain to us why this is optional to the Orange County Planning Department?

MR. EDSALL: Currently the Town does not have an agreement with the County as far as waiving the need

for referrals to the County so that section of the General Municipal Law still applies. However, it refers to subdivisions and I've contacted either two years ago the County Planning Department for a clarification as to whether or not they require referrals of lot line changes and there answer was no, it's not mandatory. It's purely at the option of the board.

MR. PETRO: I think that this is very, very minor in nature and in my opinion I don't believe that it should be sent to Orange County Planning Department to take up their time.

MR. SCHIEFER: I agree.

MR. PETRO: Do I have a motion that we do not send this to Orange County Planning?

MR. LANDER: So moved.

MR. VAN LEEUWEN: I'll second it.

MR. PETRO: Motion has been made and seconded that New Windsor Planning Board not to send this application for Nugent lot line change to Orange County Planning Department. Any further discussion?

ROLL CALL

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. DUBALDI: I make a motion we waive the public hearing.

MR. VAN LEEUWEN: I don't think we should do that every time we go to the Zoning Board it has to go to the public hearing.

MR. KRIEGER: It's required by the--

MR. DUBALDI: Go join the Zoning Board.

MR. PETRO: Motion has been made to waive public hearing for the Nugent lot lane change by Mr. Dubaldi.

MR. VAN LEEUWEN: I'll second it. I just don't believe we should let him off the hook that easily.

ROLL CALL

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we declare negative dec.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec.

ROLL CALL

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I think that is very clear, Mark, do you see any engineering problems?

MR. NORTON: One of his relatives who works in the mechanical firm is going to build a house there.

MR. EDSALL: It's an existing building lot and they are merely looking to make it somewhat smaller so the parent parcel, the main parcel is a larger, they have sewer and water available from what the applicant indicates right in front of him.

MR. LANDER: How many lots do we have on the private road?

MR. EDSALL: A good point, I think because we should get it in the record that it is very likely that if any attempt was made to subdivide any property, it would have to be denied since the lot count on the private Road appears to be at its maximum so you could pass on to the applicant the fact that further subdivision of any lot doesn't appear possible. For this particular application, you're not creating any lots so normally the board's policy is to verify that adequate access exists. We know that is the case from reviewing Windsor Counseling. I don't think there is a problem.

MR. VAN LEEUWEN: Can I ask you a question, how wide is the road through there?

MR. BABCOCK: 40.

MR. EDSALL: The road doesn't as far as area meet current standards but on the otherhand, you're not approving a private road, it already exists.

MR. LANDER: 15 feet.

MR. SCHIEFER: I make motion we approve.

MR. VAN LEEUWEN: I'll second it.

MR. PETRO: Motion has been made and seconded to approve Nugent lot line change.

ROLL CALL

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 92-43

DATE PLAN RECEIVED: DEC - 1 1992

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved ☐ _____.

If disapproved, please list reason _____

[Signature] 12/8/92
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 92 - 43

DATE PLAN RECEIVED: DEC - 1 1992

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved OK TOWN WATER

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

J. B. J.
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 3 December 1992
SUBJECT: Nugent Lot Line Change

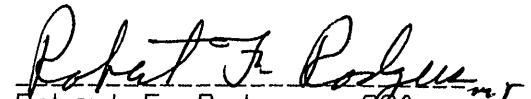
PLANNING BOARD REFERENCE NUMBER: PB-92-43
DATED: 1 December 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-071

A review of the above referenced subject lot line change was conducted on 2 December 1992.

This lot line change is acceptable.

PLANS DATED: 16 November 1992; Revision 3.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 1 DEC 92 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: August Yc

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: John Taralli

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

need set areas

fill out road frontages for both lots

move app'l box

Kayleen Lane

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project LOT LINE CHANGE LANDS OF NOGENT
2. Name of Applicant JAMES E. NOGENT JR & KATHLEEN J. NOGENT Phone 561-8506
Address 198 QUASSAICK AVE. NEW WINDSOR, N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME Phone SAME
Address SAME
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan MERQUIO - NORTON - TAROLI PC Phone 744-3620
Address P.O. BOX 166 DINE BUSH N.Y. 12566
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone —
Address —
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting WILLIAM NORTON Phone 744-3620
(Name) OR JOHN TAROLI
7. Location: On the NORTHWEST side of QUASSAICK AVE
400' feet NORTHEAST
(Street) (Direction)
of UNION AVE.
(Street)
8. Acreage of Parcel 2.94 AC. 9. Zoning District R-4
10. Tax Map Designation: Section 19 Block 4 Lot 54/75
11. This application is for A LOT LINE CHANGE
BETWEEN LOTS 54/75

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO.

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership (SEE MAP.)
Section 19 Block 4 Lot(s) 62/65/66

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

~~OWNER'S ENDORSEMENT~~

~~(Completion required ONLY if applicable)~~

~~COUNTY OF ORANGE~~

~~SS.:~~

~~STATE OF NEW YORK~~

~~_____ being duly sworn, deposes and says~~

~~that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____~~

~~(Official Title)~~

~~of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.~~

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

~~James E. Nugent Jr.~~
JAMES E. NUGENT JR.

~~Kathleen J. Nugent~~
KATHLEEN J. NUGENT

~~(Owner's Signature)~~

22 day of October 1992

~~James E. Nugent Jr.~~
(Applicant's Signature)

Angela Babcock
Notary Public

JOINT TENANTS
(Title)

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

JAMES E. NUGENT JR., deposes and says that he
resides at 198 QUASSACK AVE. NEW WINDSOR, N.Y. 12553
(Owner's Address)

in the County of ORANIE
and State of N.Y.

and that he is the owner in fee of LANDS OF NUGENT
19-4-54/75

which is the premises described in the foregoing application and
that he has authorized WILLIAM G. NORTON (OR MERCURIO OR TAROLI)
to make the foregoing application as described therein.
OR MERCURIO - NORTON -
TAROLI

Date: 10-22-92 *

James E. Nugent Jr. *
(Owner's Signature)
Regina Babcock *
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21
Appendix C

SEQR

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR JAMES E. NUGENT JR & KATHLEEN J. NUGENT	2. PROJECT NAME —
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>NORTHWEST SIDE OF NYS RT 94 (QUASSACK AVE.)</u> <u>± 400' N.E. OF CO. HWY NO 69.</u> <u>(19 - 4 - 54/75)</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>LOT LINE CHANGE TO ENLARGE AN</u> <u>EX. HOUSE LOT FROM 1.06 AC TO 2.42 AC &</u> <u>TO REDUCE A VACANT LOT FROM 1.88 AC TO 23,000 SF.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.94</u> acres Ultimately <u>2.94</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>EX. VACANT LOT & PROPOSED 23,000 S.F. LOT DO</u> <u>NOT HAVE ANY ROAD FRONTAGE (PRE-EXISTING, NOW CONFORMING)</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <u>HIGHWAY COMMERCIAL, RESIDENTIAL, INSTITUTION</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE <u>KATHLEEN J. NUGENT.</u> Applicant/sponsor name: <u>JAMES E. NUGENT JR.</u> Date: <u>10/14/92</u> Signature: <u>[Signature] DE/LS</u> PROJECT ENGINEER	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

MERCURIO, NORTON & TAROLLI
LAND SURVEYING-ENGINEERING, P.C.
 P.O. BOX 166
 PINE BUSH, NEW YORK 12566

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
_____ Date	

X

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. ✓ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

*If applicable.

- X
13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
- **28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided. **** NOT PRACTICAL**

*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. NA Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NA Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: J. Tarolli PE/LS
Licensed Professional

Date: 10/21/92

MERCURIO, NORTON & TAROLLI
LAND SURVEYING - ENGINEERING
P.O. BOX 166
PINE BUSH, NY 12566

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 26th day of August, nineteen hundred and eighty-three,
BETWEEN MILDRED NUGENT, residing at 194 Quassaick Avenue, Town of
New Windsor, County of Orange and State of New York,

party of the first part, and JAMES E. NUGENT, JR. and KATHLEEN J. NUGENT, his
wife, both residing at 13 St. Joseph's Place, Town of New Windsor,
County of Orange and State of New York,

19-4-54
~~~~~

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----ONE and 00/100-----(\$1.00)-----dollars,

lawful money of the United States, and natural love and affection, paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or  
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, County of Orange and State of  
New York more particularly bounded and described as follows pursuant  
to survey thereof made by Charles R. Woodhull dated March 25, 1942:

BEGINNING at a point in the southeasterly line of lands of St. Francis Cemetery said point being distant 193.83 feet on a course of south 39 degrees 11½ minutes west from the southwesterly line of lands of Mrs. K.M. Cameron and runs thence south 50 degrees 45 minutes east 263.74 feet to the southwesterly corner of a right of way 40 feet wide to be used by grantee in common with adjoining owners; thence along the northwest end of said right of way north 39 degrees 15 minutes east 20 feet to the center of said right of way; thence along the center of said right of way the following courses and distances south 50 degrees 45 minutes east 83 feet, south 18 degrees 48 minutes east 116.55 feet, north 84 degrees 23 minutes west 119.41 feet and north 51 degrees 37½ minutes west 250.88 feet to the center of the northwesterly end of said right of way; thence north 51 degrees 37½ minutes west 95.23 feet to lands of St. Francis Cemetery; thence along lands of St. Francis Cemetery north 39 degrees 11½ minutes east 113.09 feet to the place of beginning. 5

TOGETHER WITH a right of way 40 feet wide extending from Quassaick Avenue which right of way is to be used by grantee in common with other owners, abutting thereon, to the southeasterly point of the above described parcel, the center line of said right of way being described as follows: Beginning in the northwesterly line of Quassaick Avenue distant 233.93 feet on a course of south 44 degrees 33 minutes west from the southerly corner of lands of Caroline Harper Nicoll and runs thence north 50 degrees 32½ minutes west 346.5 feet to the above described parcel, embracing a width of 20 feet on each side of said center line. Also a right of way adjoining the first course of the above described parcel, said right of way being described as follows: Beginning at the

(F)  
southeasterly end of the first course of the above described parcel and runs thence along the northwesterly end of the 40 foot right of way first above described north 39 degrees 15 minutes east 20 feet to the center of said 40 foot right of way first above described; thence north 50 degrees 45 minutes west 135 feet; thence south 39 degrees 15 minutes west 20 feet; thence south 50 degrees 45 minutes east 135 feet along the first course above described to the place of beginning.

(12)  
SUBJECT TO the right of the owners of other premises abutting thereon to the use for all street purposes of a strip 40 feet wide the center line of which is described as follows: Beginning at the end of the first above described right of way distant 346.5 feet on a course north 50 degrees 32½ minutes west from the northwest side of Quassaick Avenue running thence north 18 degrees 48 minutes west 116.55 feet and thence north 50 degrees 45 minutes west 83 feet and of another strip the center line of which is described as follows: Beginning at the end of the first above described right of way distant 346.5 feet on a course north 50 degrees 32½ minutes west from the northwest side of Quassaick Avenue running thence north 84 degrees 23 minutes west 119.41 feet and thence north 51 degrees 37½ minutes west 250.88 feet.

TOGETHER WITH the right, privilege and easement to the use of water from the present well and pump house located on premises adjoining the above described premises on the north with the right to use and maintain over said premises water pipe line in its present location leading from the pump house on said adjoining premises to the residence located on the premises hereinbefore described.

SUBJECT TO a public utility easement and right of way, dated August 1, 1979, made by Mildred Nugent to the Town of New Windsor, and recorded in the Orange County Clerk's Office on September 17, 1979 in Liber 2143 of Deeds at Page 566.



SUBJECT TO a right of way and easement agreement, dated January 24, 1979, made by Mildred Ann Nugent, also known as Mildred Nugent, and others to Arthur G. O'Leary and Catherine M. O'Leary, and recorded in the Orange County Clerk's Office on February 5, 1979 in Liber 2122 of Deeds at Page 1114.

SUBJECT TO a right of way and easement agreement, undated, made by Mildred Nugent, as surviving tenant by the entirety of James E. Nugent, also known as Mildred Ann Nugent, and others to James E. Nugent, Jr. and Kathleen J. Nugent, his wife, and recorded in the Orange County Clerk's Office on January 22, 1982 in Liber 2214 of Deeds at Page 867.

BEING the same premises described in a certain deed dated March 12, 1943, made by Adeline Favino, Patrick G. Favino, James F. Favino, Anthony J. Favino and Mildred Favino Nugent to James E. Nugent and Mildred Nugent, husband and wife, and recorded in the Orange County Clerk's Office on March 13, 1943 in Liber 903 of Deeds at Page 227. The said James E. Nugent having died a resident of Orange County on June 19, 1977 leaving Mildred Nugent, the grantor herein, as surviving tenant by the entirety.

SUBJECT TO AND RESERVING, however, the right and privilege to Mildred Nugent, the grantor herein, for and during the term of her natural life, to continue to reside in the house located upon the premises hereinbefore described rent and tax free and quietly to enjoy the same.

Together with right to use  
E, C, D, E, F, H  
A, G.

**TOGETHER** with all right title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

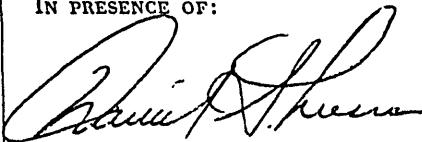
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



L.S.

Mildred Nugent

CONSIDERATION LESS THAN \$100.00  
NO NEW YORK STATE REAL ESTATE  
TRANSFER TAX REQUIRED.

LIBR 2202 PG 637

NEW YORK, COUNTY OF OR 3E

552


STATE OF NEW YORK, COUNTY OF

**SS:**

26th day of August, 19 83, before me

Mildred Nugent

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

  
Notary Public

DANIEL S. LUCIA  
Notary Public, State of New York  
Qualified in Orange County  
My commission expires March 30, 1994

STATE OF NEW YORK, COUNTY OF

**SS3**

On the                day of                                 19      , before me  
personally came  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No.

that he is the  
of

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the                      day of  
personally came

19 , before me

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

LIBER 2262 PG 638

**STATE OF NEW YORK, COUNTY OF**

558

On the                      day of                      19                      , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that                      he resides at No.                      .

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE No.

MILDRED NUGENT

TO

JAMES E. NUGENT, JR. and  
KATHLEEN J. NUGENT, his wife

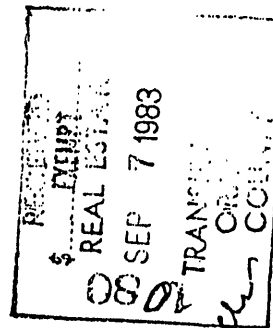
SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

E 17-

RETURN BY MAIL TO:

DANIEL S. LUCIA, ESQ.  
Temple Hill Road  
R. D. #2  
New Windsor, New York, 12550  
Zip No.

Reserve this space for use of Recording Office.



Range ...  
Recorded ... 74 ... day  
of ... 3:50  
Index ... 100 ...  
... at page 635  
Examined.  
Marion S. Murphy  
Clerk

**This Indenture,** made the 10th day of September, 19 81

**Between**

PATRICIA CASERTO, residing at Felicello Drive  
Marlboro, New York and as sole surviving distributee, *INDIVIDUALLY,*  
**AND AS**  
as Administrator(trix) of the Estate of FLORENCE A. FAVINO  
late of Town of Newburgh, County of Orange, State of New York  
who died intestate on the 26th day of March 1980 party of the first part,  
and

19-4-75  
JAMES E. NUGENT, JR. and KATHLEEN J. NUGENT, his wife,  
residing at 13 St. Joseph's Place, New Windsor, New York  
party of the second part;

**Witnesseth,** That whereas letters of administration were issued to the  
party of the first part by the Surrogate's Court, County of Orange New York  
on July 14, 1980 and by virtue of the power and authority given in and by Article 11 of  
the Estates, Powers and Trusts Law, or any amendment thereof from time to time made, and in  
consideration of TEN THOUSAND and 00/100-----

----- Dollars, (\$10,000.00----) lawful money of the United States,

paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby grant and  
release unto the party of the second part, their heirs

and assigns forever, all that certain plot, piece or parcel of land, together with the  
buildings and improvements thereon, situate, lying and being in the Town of New  
Windsor, County of Orange and State of New York, which is known and shown as a  
1.880 acres parcel on a Map entitled "Survey of Lands of the Estate of Florence  
Favino, portion of Liber 1003 of Deeds, Page 30, to be Conveyed to James E. Nugent,  
Jr. and Kathleen J. Nugent, Town of New Windsor, Orange County, New York, 1.880  
Acres", dated June, 1981, prepared by A. Diachishin and Associates, P.C., which was  
filed in the Orange County Clerk's office as Map No. 5632 on July 7, 1981, and which  
said lot is more particularly bounded and described as follows:

BEGINNING at an iron rod set at a point which is located in the southwesterly line of a certain 40 foot wide right of way leading from New York State Route 94, also known as Quassaick Avenue, to the premises herein described, as well as to other abutting premises, which said point of beginning is located the following two courses and distances, N 42 degrees 46' 03" W 170.05 feet, and N 42 degrees 46' 03" W 100.20 feet, as measured along said southwesterly line from the intersection of the said southwesterly line of the said 40 foot wide right of way with the northwesterly line of said New York State Route 94, and running thence from said point of beginning the following courses and distances: (1) S 46 degrees 24' 27" W 199.72 feet along lands now or formerly of Pisacona to a point, thence (2) N 43 degrees 35' 33" W 387.43 feet along lands now or formerly of Nugent, the grantees herein, and also along lands of the S.W. Petersen Subdivision, to a point, thence (3) N 01 degrees 37' 57" E 189.00 feet to a point, thence (4) N 46 degrees 57' 57" E 20.00 feet along lands of St. Francis Cemetery to a point marked by an iron rod, thence (5) S 43 degrees 51' 03" E 346.11 feet along lands of Nugent, not the grantees herein, and for the last 250.88 feet of said course along the center line of the southwesterly branch of the said 40 foot wide right of way, to a point in said center line, thence (6) S 76 degrees 36' 33" E 119.41 feet still along lands of Nugent, not the grantees herein, and still along the center line of the southwesterly branch of the said right of way to a point in the center line of said 40 foot right of way at which the center lines of the southwesterly and the northeasterly branches of the said right of way come together, thence (7) S 42 degrees 46' 03" E 174.11 feet still along the center line of the said 40 foot wide right of way as the same leads to the northwesterly line of said N.Y. State Route 94 to a point in said center line which is located N 42 degrees 46' 03" W 172.39 feet as measured along said center line from the intersection of said center line with the said northwesterly line of N.Y.S. Route 94, thence (8) S 45 degrees 47' 10" W 20.01 feet leaving the center line of said right of way to a point marked by an iron rod set in the southwesterly line of the said right of way, and thence (9) N 42 degrees 46' 03" W 100.20 feet along the said southwesterly line of said right of way to the point or place of beginning.

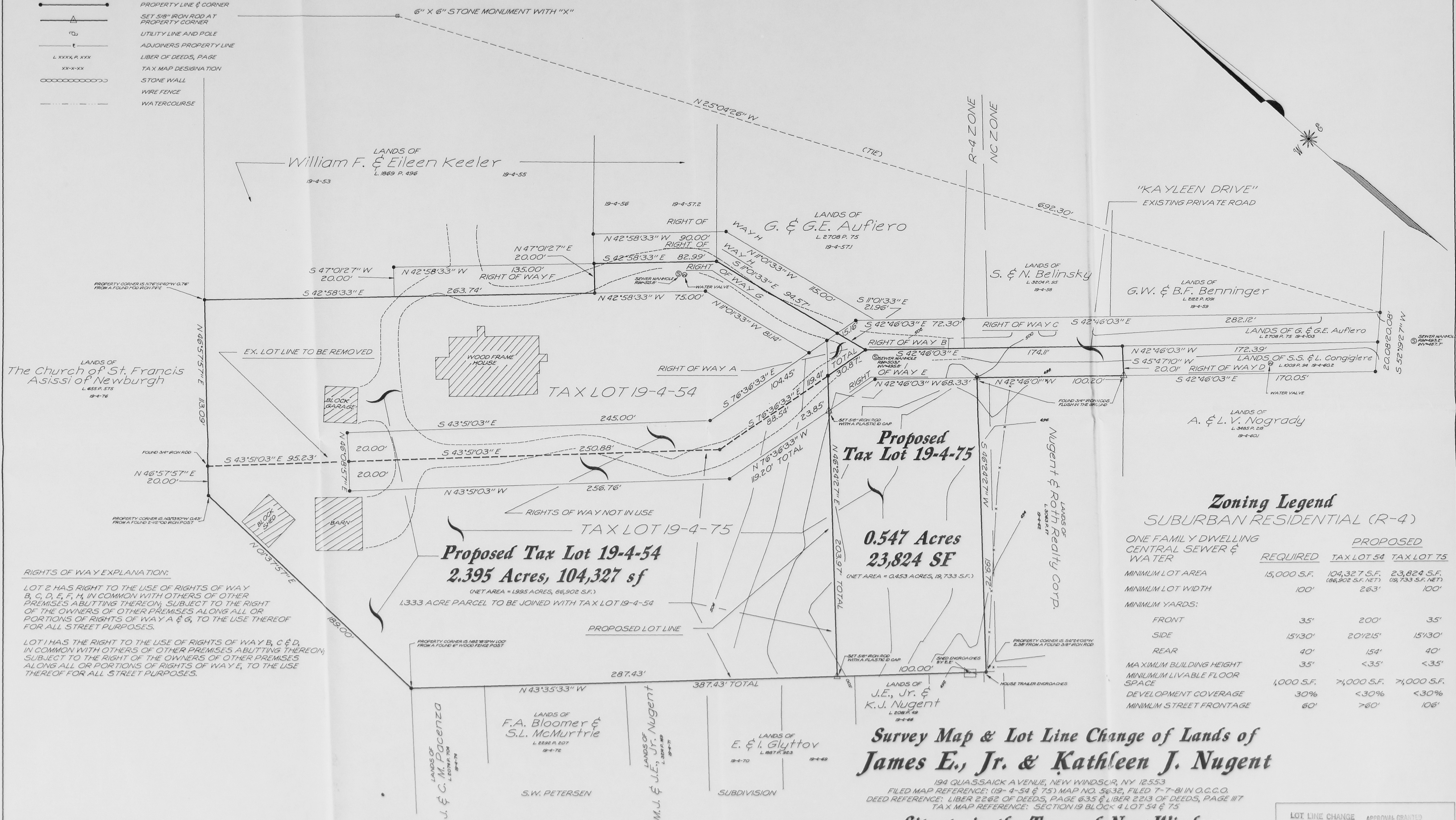
that the party of the first part might have TOGETHER with any right/to the use of the Rights of Way designated A, B, C, and D on the aforesaid Map No. 5632 in common with the owners of other premises abutting all or portions of the said 40 foot wide right of way. SUBJECT TO the right of the owners of other premises abutting all or portions of Right of Way E on said Map No. 5632 to the use thereof as part of the said 40 foot wide right of way.

2213 1117



# Legend

- PROPERTY LINE & CORNER
- △ SET 5/8" IRON ROD AT PROPERTY CORNER
- UTILITY LINE AND POLE
- ADJOINERS PROPERTY LINE
- L XXXX P. XXX LIBER OF DEEDS, PAGE
- XX-X-XX TAX MAP DESIGNATION
- STONE WALL
- WIRE FENCE
- WATERCOURSE



## Zoning Legend

### SUBURBAN RESIDENTIAL (R-4)

| ONE FAMILY DWELLING         | REQUIRED    | TAX LOT 54                     | TAX LOT 75                    |
|-----------------------------|-------------|--------------------------------|-------------------------------|
| CENTRAL SEWER & WATER       |             |                                |                               |
| MINIMUM LOT AREA            | 15,000 S.F. | 104,327 S.F. (86,902 S.F. NET) | 23,824 S.F. (19,733 S.F. NET) |
| MINIMUM LOT WIDTH           | 100'        | 263'                           | 100'                          |
| MINIMUM YARDS:              |             |                                |                               |
| FRONT                       | 35'         | 200'                           | 35'                           |
| SIDE                        | 15/130'     | 20/215'                        | 15/130'                       |
| REAR                        | 40'         | 154'                           | 40'                           |
| MAXIMUM BUILDING HEIGHT     | 35'         | <35'                           | <35'                          |
| MINIMUM LIVABLE FLOOR SPACE | 1,000 S.F.  | 7,000 S.F.                     | 7,000 S.F.                    |
| DEVELOPMENT COVERAGE        | 30%         | <30%                           | <30%                          |
| MINIMUM STREET FRONTAGE     | 60'         | 760'                           | 106'                          |

## Survey Map & Lot Line Change of Lands of James E., Jr. & Kathleen J. Nugent

194 QUASSAICK AVENUE, NEW WINDSOR, NY 12553  
FILED MAP REFERENCE: (19-4-54 & 75) MAP NO. 5632, FILED 7-7-81 IN O.C.C.O.  
DEED REFERENCE: LIBER 2262 OF DEEDS, PAGE 635 & LIBER 2213 OF DEEDS, PAGE 117  
TAX MAP REFERENCE: SECTION 19 BLOCK 4 LOT 54 & 75

Situate in the Town of New Windsor,  
Orange County, New York State  
Scale 1"= 30'  
Surveyed: June 1981  
Updated: December 1986  
Updated: October 1992

LOT LINE CHANGE APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON FEB-9-1993  
BY CARMEN R. DUBALDI, JR.  
SECRETARY  
PLANNING BOARD APPROVAL  
DISC #1 JOB NO. 530

### OWNER'S ENDORSEMENT

I HAVE REVIEWED THIS PLAN AND I HEREBY GRANT MY APPROVAL OF THIS PLAN AND HEREBY CONSENT TO ITS FILING WITH THE ORANGE COUNTY CLERK'S OFFICE.

James E. Nugent Kathleen J. Nugent  
OWNER'S SIGNATURE TITLE

I HEREBY CERTIFY TO JAMES E. JR. AND KATHLEEN J. NUGENT THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI LAND SURVEYING - ENGINEERING, P.C. JUNE, 1981, UPDATED IN DEC., 1986 AND OCT., 1992.

JOHN TAROLLI L.S. # 49201

Prepared by:

MERCURIO-NORTON-TAROLLI  
Land Surveying-Engineering P.C.  
P.O. BOX 166  
75 MAIN STREET  
PINE BUSH, N.Y. 12566  
TEL 518-744-3820  
FAX 518-744-3805

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2609, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."  
"ONE COPY FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."  
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE-HEADQUARTERS LAND SURVEYING ASSOCIATION, AND CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."